



## CI – Commercial Industrial District

### Section 7-8-20 – Unified Development Ordinance City of Asheville Zoning Districts

(a) *Purpose.* The Commercial Industrial District is established to provide areas for a wide range of commercial and industrial uses including: light manufacturing, wholesale, warehousing, services, retail sales, offices, and residential uses. The district is established where environmental conditions and urban infrastructure are adequate to support commercial and industrial development.

(b) *Permitted uses.*

#### Residential.

- Accessory apartments
- Dwellings, multi-family

#### Recreational.

- Arboretums
- Camps, campgrounds
- Golf courses
- Passive parks
- Recreational uses, governmental
- Recreational uses, commercial indoor
- Recreational uses, commercial outdoor
- Recreational uses, related to residential development
- Recreational uses, restricted to membership, non-profit

#### Institutional.

- Adult day care centers
- Adult day care homes
- Armories
- Assisted living facilities
- Child day care centers
- Child day care homes
- Civic, social service, and fraternal facilities
- Colleges and universities

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- Dormitories
- Family care homes
- Fraternity and sorority houses
- Group homes
- Hospitals and medical centers
- Orphanages
- Places of worship
- Schools
- Shelters
- Vocational and training schools

Public/semi-public.

- Amphitheaters and auditoriums
- Community centers
- Convention and conference centers
- Exhibition halls
- Fire/police stations
- Government buildings
- Libraries
- Museums
- Post offices
- Public utilities and related facilities
- Stadiums and arenas
- Transportation terminals

Office/business.

- Automobile, truck, and utility trailer rental
- Automobile sales, new and used
- Automobile service stations
- Bakeries
- Barber shops and salons
- Bars, nightclubs
- Bed and breakfast homestays
- Bed and breakfast inns
- Bicycle shops
- Boardinghouses
- Bookstores
- Candy, pastry, ice cream and snack shops
- Car washes
- Clinics, medical, dental, psychiatric, optical
- Clinics, veterinary
- Convenience stores
- Copying centers
- Delicatessens

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Distributive businesses  
Financial institutions  
Flea markets  
Florists  
Fruit and vegetable markets  
Funeral establishments  
Gift shops  
Grocery stores  
Hardware/garden supply stores  
Health and fitness facilities  
Heavy equipment and specialized vehicle sales, rental and service  
Home occupations  
Industrial equipment sales  
Instructional services  
Kennels  
Laboratories  
Laundry and dry cleaning establishments  
Live-work units  
Lodging facilities  
Lumber yards  
Manufactured home sales and servicing  
Motor freight terminals  
Motor vehicle and boat service and repair  
Offices  
Pharmacies  
Plant nurseries, sales and greenhouses  
Printing and publishing  
Radio and television studios  
Recreational vehicle sales and servicing  
Rental businesses  
Repair and service business  
Research and technology production uses  
Residential related commercial services  
Restaurants  
Retail gasoline sales  
Retail sales  
Self-service storage facilities  
Studios, galleries and workshops for artists, craftspeople, designers, photographers  
Tailors/dressmaker shops  
Tattoo parlors  
Taxi stands  
Theaters

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- Video rental stores
- Warehousing
- Wedding chapels, commercial
- Wholesale sales

Industrial.

- Assembly, packaging, processing, production, and manufacturing
- Recycling center
- Cottage industries
- Recycling and resource recovery

Other.

- Accessory structures
- Cemeteries, columbariums
- Parking decks
- Parking lots

(c) *Prohibited uses.* Any use not specifically listed as a permitted use or a use by right, subject to special requirements in the Commercial Industrial District is prohibited. In addition, asphalt plants are expressly prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

(d) *Uses by right, subject to special requirements.*

- Antenna
- Crematories for human remains
- Recycling collection center
- Wireless telecommunication facilities, concealed
- Wireless telecommunication facilities, co-located
- Wireless telecommunication facilities, microcell

(e) *Conditional uses.*

- Adult establishments
- Detention facilities, jails, and related correctional facilities
- Level III projects incorporating uses permitted in the Commercial Industrial District
- Single tenant retail structures and multi-tenant retail structures with a gross floor area of more than 100,000 square feet.
- Telecommunication towers

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(f) *Development standards.*

- (1) *Density standards.* The maximum residential density per acre within the Commercial Industrial District shall be 16 dwelling units.
- (2) *Structure size standards.* None.
- (3) *Lot size standards.* None.
- (4) *Lot width standards.* Lots in the Commercial Industrial District shall have a minimum width of 100 feet.
- (5) *Setback standards.* The following minimum setbacks shall be required for uses in the Commercial Industrial District.

Front: Front: 35 feet, except that the minimum setback may be reduced to five feet in pedestrian-oriented areas where road widening is not anticipated provided that all parking is located to the side or rear and not closer to the street than the facade of the principal structure, and where pedestrian-oriented design features are incorporated in building and site design.

Side: None required.

Rear: 10 ft.

Corner lot, street side: 25 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* None.
- (7) *Height standards.* The maximum height of structures in the Commercial Industrial District shall 80 feet.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be

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provided as required by section 7-11-2 of this chapter. No parking shall be permitted in the required front setback.

- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in section 7-11-8 of this chapter.
- (11) *Access standards.* Points of access to the street shall be determined by the city traffic engineer following review of the site plan and other relevant information.
- (12) *Recreational/open space standards.* Open space shall be provided as required by section 7-11-4 of this chapter.
- (13) *Design and operation standards.* Open storage shall not be permitted within any required setback.
- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2462, §§ 1(a), 2, 4-14-98; Ord. No. 2539, § 1, 1-26-99; Ord. No. 2649, § 1(d), 12-21-99; Ord. No. 2663, § 1(g), 2-8-00; Ord. No. 2664, § 1(t), 2-8-00; Ord. No. 2792, § 1(c), 2-13-01; Ord. No. 2904, § 1(t), 3-12-02; Ord. No. 3002, § 1b, 2-25-03; Ord. No. 3010, § 1(c), 3-25-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3209, § 1b, 1-25-05; Ord. No. 3272, § 1(b), 7-26-05; Ord. No. 3337, § 1(b), (c), 2-28-06; Ord. No. 3390, § 1(b), 9-12-06; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08)

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